

**PERTAINING TO THE AMENDMENT OF THE CALVERT COUNTY ZONING
ORDINANCE & THE SOLOMONS TOWN CENTER ZONING ORDINANCE**

(Table 5-3 Residential Density and Minimum Lot Size Chart – Town Centers and
Section 5-1.08 Residential Density, Minimum Lot Size, and Lot Width Requirements in the
Solomons Town Center) (Text Amendment Case No. 23-06)

WHEREAS, Title 4 of the *Land Use Article* of the Maryland Annotated Code, as amended, empowers the Board of County Commissioners of Calvert County, Maryland (the “Board of County Commissioners”) to enact a Zoning Ordinance to promote the health, safety and welfare of the citizens of Calvert County, and to provide for its administration, enforcement and amendment;

WHEREAS, by Ordinance 35-06, the Board of County Commissioners of Calvert County, Maryland has heretofore adopted the Calvert County Zoning Ordinance;

WHEREAS, after study and evaluation, the Calvert County Department of Planning & Zoning recommended to the Planning Commission and the Board of County Commissioners text amendments to the Calvert County Zoning Ordinance (CCZO) CCZO Table 5-3 Residential Density and Minimum Lot Size Chart – Town Centers and the Solomons Town Center Zoning Ordinance Section 5-1.08 Residential Density, Minimum Lot Size, and Lot Width Requirements in the Solomons Town Center;

WHEREAS, after due notice was published, the Board of County Commissioners and the Planning Commission of Calvert County, Maryland (hereinafter, the “Planning Commission”) conducted a joint public hearing on November 15, 2023, at which time the proposed amendments were discussed, staff’s recommendations were considered, and public comment was solicited;

WHEREAS, at the conclusion of said public hearing the Planning Commission voted to recommend adoption of the amendments and conveyed its recommendation to the Board of County Commissioners by resolution; and

WHEREAS, after considering the staff report, testimony presented at the public hearing regarding the proposed text amendments, and the recommendation of the Planning Commission, and in furtherance of the public health, safety and welfare, the Board of County Commissioners of Calvert County, Maryland determined it is in the best interest of the citizens of the County to enact the text amendment to the Calvert County Zoning Ordinance as set forth in Exhibit A, attached hereto and made a part hereof.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Calvert County, Maryland, the Calvert County Zoning Ordinances (CCZO) CCZO Table 5-3 Residential Density and Minimum Lot Size Chart – Town Centers and the Solomons Town Center Zoning Ordinance Section 5-1.08 Residential Density, Minimum Lot Size, and Lot Width Requirements in the Solomons Town Center **BE**, and hereby **IS**, amended by adopting the text amendment as shown in attached Exhibit A hereto and made a part hereof (Exhibit B depicts the amendments as they will actually appear in the Zoning Ordinance);

BE IT FURTHER ORDAINED by the Board of County Commissioners of Calvert County, Maryland that, in the event any portion of this Ordinance or the Calvert County Zoning Ordinance, is found to be unconstitutional, illegal, null or void, it is the intent of the Board of County Commissioners to sever only the invalid portion or provision, and that the remainder of the Ordinance shall be enforceable and valid;

BE IT FURTHER ORDAINED by the Board of County Commissioners of Calvert County, Maryland that the foregoing recitals are adopted as if fully rewritten herein; and

BE IT FURTHER ORDAINED by the Board of County Commissioners of Calvert County, Maryland that this amendatory Ordinance shall be effective upon recordation and without publication of a fair summary, but not sooner than ten (10) days following adoption.

DONE, this ____ day of _____, 2023, by the Board of County Commissioners of Calvert County, Maryland.

Aye: _____

Nay: _____

Absent/Abstain: _____

ATTEST:

**BOARD OF COUNTY COMMISSIONERS
OF CALVERT COUNTY, MARYLAND**

Katie Brittain, Clerk

Earl F. Hance, President

Approved for form and legal
sufficiency by:

Mike Hart, Vice-President

Approved for form
and legal sufficiency *for Public Hearing*

Catherine M. Grasso


Office of County Attorney

ney

Mark C. Cox Sr.

Todd Ireland

Text Amendment Case #23-06

Amendment to the Calvert County Zoning Ordinance and Solomons Town Center Zoning Ordinance

Table 5-3 Residential Density and Minimum Lot Size Chart- Town Centers

Section 5-1.08 Residential Density, Minimum Lot Size, and Lot Width Requirements in the Solomons Town Center

Black font – existing ordinance language

Red font – proposed ordinance language

~~Black Strikethrough~~ – existing ordinance language to be removed

CALVERT COUNTY ZONING ORDINANCE
ARTICLE 5 RESIDENTIAL DEVELOPMENT REQUIREMENTS

5-1 RESIDENTIAL DENSITY, LOT AREA, LOT WIDTH, SETBACK & HEIGHT REQUIREMENTS – ALL DISTRICTS

5-1.08 – Residential Density and Minimum Lot Sizes – Town Centers

TABLE 5-3 Residential Density and Minimum Lot Size Chart- Town Centers (continued)* Residential Density = D; Minimum Lot Size = L					
<i>Solomons</i> (9/22/09)	Single-family			Apartments in a Mixed Use Building and Attached Dwellings: Duplex, Fourplex, Multi-family, Townhouse, Triplex (where permitted)	
	Detached				
	Base		With TDRs¹²	Base	With TDRs¹²
C1 Sub-area	D	1/lot	1/lot	1/acre	20/acre
	L	N/A	N/A	N/A	N/A
C6 Sub-area	D	1/acre	10/acre	1/acre	10/acre
	L	4,000 sf	4,000 sf	4,000 sf	4,000 sf
C7 Sub-area	D	1/acre	4/acre	1/acre	4/acre
	L	4,000 sf	4,000 sf	4,000 sf	4,000 sf
D1 Sub-area	D	1/acre	14/acre	1/acre	14/acre
	L	4,000 sf	4,000 sf	4,000 sf	4,000 sf
D2 Sub-area	D	1/acre	14/acre	1/acre	14/acre
	L	4,000 sf	4,000 sf	4,000 sf	4,000 sf
D3 Sub-area	D	1/acre	14/acre	1/acre	14/acre
	L	4,000 sf	4,000 sf	4,000 sf	4,000 sf
All Other Sub-areas	D	1/acre	7/acre	1/acre	7/acre
	L	4,000 sf	4,000 sf	4,000 sf	4,000 sf

¹² The Board of County Commissioners may reduce the number of TDRs required for workforce housing and for non-profit organizations which provide public benefit. See Section 5-1.08.B.3 of the Solomons Zoning Ordinance for details.

SOLOMONS TOWN CENTER ZONING ORDINANCE
ARTICLE 5 RESIDENTIAL DEVELOPMENT REQUIREMENTS

5-1 RESIDENTIAL DENSITY, LOT AREA, LOT WIDTH, SETBACK, HEIGHT & PARKING REQUIREMENTS

5-1.08 Residential Density, Minimum Lot Size, and Lot Width Requirements in the Solomons Town Center

A. Maximum Density.

1. For new residential development, the base density for all Sub-areas shall not exceed one dwelling unit per acre without the application of Transferable Development Rights (TDRs).
2. In the C6 Sub-area, the base density may be increased to a maximum of 10 dwelling units per acre with the application of TDRs (see sub-paragraph 'B' of this Section). In the C7 Sub-areas, the base density may be increased to a maximum of four dwelling units per acre with the application of TDRs. For maximum density allowed in the C1 Sub-area, see Section 6-12 of this Ordinance. **In the D Sub-area, the base density may be increased to a maximum of 14 dwelling units per acre with the application of TDRs.** In all other Sub-areas, the base density may be increased to a maximum of seven dwelling units per acre with the application of TDRs.
 - a. For Continuing Retirement Communities, the base density may be increased to a maximum of 10 dwelling units per acre with the application of TDR's as reduced pursuant to Section 5-1.08 (B) (3) (c).

(8/27/14)

Text Amendment Case #23-06

Amendment to the Calvert County Zoning Ordinance and
Solomons Town Center Zoning Ordinance

Table 5-3 Residential Density and Minimum Lot Size
Chart- Town Centers

Section 5-1.08 Residential Density, Minimum Lot Size,
and Lot Width Requirements in the Solomons Town
Center

Black font – existing ordinance language

Red font – proposed ordinance language

~~Black Strikethrough~~ – existing ordinance language to be
removed

CALVERT COUNTY ZONING ORDINANCE
ARTICLE 5 RESIDENTIAL DEVELOPMENT REQUIREMENTS

5-1 RESIDENTIAL DENSITY, LOT AREA, LOT WIDTH, SETBACK & HEIGHT REQUIREMENTS – ALL DISTRICTS

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SOLOMONS TOWN CENTER ZONING ORDINANCE - ARTICLE 5
RESIDENTIAL DEVELOPMENT REQUIREMENTS

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(8/27/14)